

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Robyn M. Taylor Donald T. Taylor Debtors	
MidFirst Bank, its successors and/or assigns Movant	BK. NO. 15-70019 JAD
v.	CHAPTER 13
Robyn M. Taylor Donald T. Taylor and Ronda J. Winnecour, Trustee	Related to Docket # <u>74</u>
Respondent	
Additional Respondent	

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 21st day of October, 2016, at Pittsburgh, upon Motion of MidFirst Bank, its successors and/or assigns, it is

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 3456 Whistler Road, Stoystown, PA 15563 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge
Jeffery A. Deller

In the event that any order is entered in this case granting relief from the automatic stay to a secured creditor, then the Trustee shall make no further disbursements to any creditor on account of any secured claim that is secured by the subject property, unless directed otherwise by further Order of Court.

FILED
10/21/16 2:15 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

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Certificate of Notice Page 3 of 3
 United States Bankruptcy Court
 Western District of Pennsylvania

In re:
 Donald T Taylor
 Robyn M Taylor
 Debtors

Case No. 15-70019-JAD
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-7

User: bsil
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Oct 21, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 23, 2016.

db/jdb +Donald T Taylor, Robyn M Taylor, 3456 Whistler Road, Stoystown, PA 15563-6334

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 23, 2016

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 21, 2016 at the address(es) listed below:

Andrew F Gornall on behalf of Creditor MidFirst Bank agornall@goldbecklaw.com,
 bkgroup@goldbecklaw.com;bkgroup@kmlawgroup.com
 Brett A. Solomon on behalf of Creditor Santander Consumer USA Inc., d/b/a Chrysler Capital
 bsolomon@tuckerlaw.com, dparanay@tuckerlaw.com;apetronchak@tuckerlaw.com;agilbert@tuckerlaw.com
 Joshua I. Goldman on behalf of Creditor MidFirst Bank bkgroup@kmlawgroup.com
 Kenneth P. Seitz on behalf of Debtor Donald T Taylor thedebterasers@aol.com
 Kenneth P. Seitz on behalf of Joint Debtor Robyn M Taylor thedebterasers@aol.com
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TOTAL: 7